081.0	0003	0021.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	675,200	/	675,200
USE VALUE:	675,200	/	675,200
ASSESSED:	675,200	/	675,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		RONALD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CORNEBISE MARK & SAMANTHA
Owner 2:	
Owner 3:	
Street 1:	15 RONALD ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WHITE JOHN R -
Owner 2:	WHITE JACQUELINE P -
Street 1:	15 RONALD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .133 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1915, having primarily Vinyl Exterior and 1006 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5800.000	259,400		415,800	675,200
Total Card	0.133	259,400		415,800	675,200
Total Parcel	0.133	259,400		415,800	675,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 671.17 | /Parcel: 671.17

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 50401

GIS Ref

GIS Ref

Insp Date 08/21/18

!6582!

PREVIOUS ASSESSMENT

Parcel ID 081.0-0003-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	259,400	0	5,800.	415,800	675,200		Year end	12/23/2021
2021	101	FV	241,100	0	5,800.	415,800	656,900		Year End Roll	12/10/2020
2020	101	FV	211,000	0	5,800.	415,800	626,800	626,800	Year End Roll	12/18/2019
2019	101	FV	203,200	0	5,800.	421,700	624,900	624,900	Year End Roll	1/3/2019
2018	101	FV	192,400	0	5,800.	314,800	507,200	507,200	Year End Roll	12/20/2017
2017	101	FV	192,400	0	5,800.	285,100	477,500	477,500	Year End Roll	1/3/2017
2016	101	FV	192,400	0	5,800.	273,200	465,600	465,600	Year End	1/4/2016
2015	101	FV	168,400	0	5,800.	231,700	400,100	400,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:09:13

LAST REV

Date	Time
09/09/20	10:02:47
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6582

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WHITE JOHN R,	56857-228		5/13/2011		385,000	No	No		
	11245-488		11/2/1966			No	No		N

USER DEFINED

Prior Id # 1:	50401
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/17/2019	516	Inter Fi	98,000	O				
4/9/2019	474	Heat App	20,000	C				
9/22/2015	1399	Porch	24,245		9/22/2015			Deck stairs pavers

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2018	Meas/Inspect	BS	Barbara S
6/26/2012	Measured	BR	B Rossignol
4/1/2009	Measured	197	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	264	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5800		Sq. Ft.	Site		0	70.	1.02	5									415,801						415,800	

Total AC/HA:	0.13315	Total SF/SM:	5800	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	415,801	Spl Credit		Total:	415,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj $ / SQ:	136.336
Other Features:	84354
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	318727
Depreciation:	59283
Depreciated Total:	259444

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

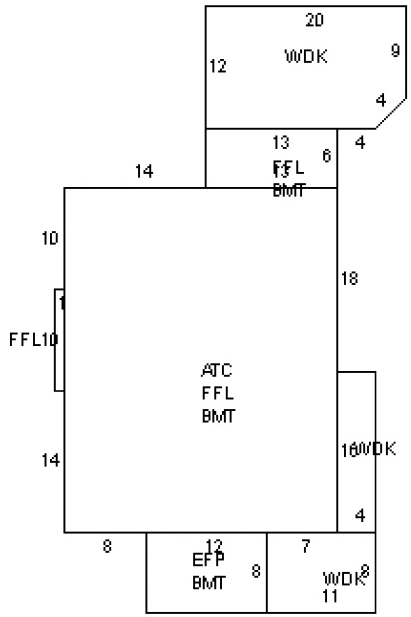
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	136.34
Special Features:	0	Val/Su Net:	89.36
Final Total:	259400	Val/Su SzAd	195.43

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,092	40.900	44,664
FFL	First Floor	1,006	136.340	137,154
WDK	Deck	388	8.660	3,361
ATC	Attic	321	136.340	43,805
EFP	Enclos Porch	96	56.130	5,389

Net Sketched Area:	2,903			Total:	234,373
Size Ad	1327.2999	Gross Area	3500	FinArea	1006

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

081.0-0003-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc